

020.A

0004

0305.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

535,000 /

535,000

535,000 /

535,000

535,000 /

535,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
34		HAMILTON RD, ARLINGTON	

OWNERSHIP

Unit #: 305

Owner 1:	MITCHELL A. KATALIN
Owner 2:	
Owner 3:	

Street 1: 169 CENTRAL ST

Street 2:

Twn/City: FRAMINGHAM

St/Prov: MA Cntry: Own Occ: N

Postal: 01701 Type:

PREVIOUS OWNER

Owner 1: CHASTAIN PATRICIA -

Owner 2: ACL REALTY TRUST -

Street 1: 34 HAMILTON ROAD #305

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 1194 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	535,000			535,000			
Total Card		0.000	535,000			535,000	Entered Lot Size		
Total Parcel		0.000	535,000			535,000	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	448.07	/Parcel: 448.0	Land Unit Type:		

Total Card / Total Parcel
535,000 / 535,000
535,000 / 535,000
535,000 / 535,000



Patriot Properties Inc.
USER DEFINED

!1790!

PRINT

Date Time

12/10/20 17:21:03

LAST REV

Date Time

04/27/20 15:38:19

apro

1790

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	438,200	0	.	.	438,200	438,200	Year End Roll	12/18/2019
2019	102	FV	411,800	0	.	.	411,800	411,800	Year End Roll	1/3/2019
2018	102	FV	368,900	0	.	.	368,900	368,900	Year End Roll	12/20/2017
2017	102	FV	343,200	0	.	.	343,200	343,200	Year End Roll	1/3/2017
2016	102	FV	343,200	0	.	.	343,200	343,200	Year End	1/4/2016
2015	102	FV	322,200	0	.	.	322,200	322,200	Year End Roll	12/11/2014
2014	102	FV	309,800	0	.	.	309,800	309,800	Year End Roll	12/16/2013
2013	102	FV	309,800	0	.	.	309,800	309,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHASTAIN PATRIC	73561-578	1	10/30/2019		631,000	No	No		
PENNINGTON S. G	51238-547		5/30/2008		427,500	No	No	Anita C Lannom - DOD: 06/14/2019 BK: 73561 P	
MARABELLA T.	29694-213		1/22/1999		200,000	No	No		
FEDERAL DEP INS	27507-381		1/22/1998		200,000	No	No	R	

PAT ACCT.

Date	Result	By	Name
12/26/2019	SQ Returned	JO	Jenny O
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

